

Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Levy Authority Summary

Local Government Name: CLAYTON COUNTY
Local Government Number: 22

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
BURKE URBAN RENEWAL	22017	1
RIVER BLUFFS URBAN RENEWAL	22021	2
CLAYTON COUNTY RECYCLING URBAN RENEWAL	22022	1
PATTISON SANDS URBAN RENEWAL	22026	1

TIF Debt Outstanding: 1,820,681

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	0	0	Amount of 07-01-2015 Cash Balance Restricted for LMI
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TIF Revenue:	98,566
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	98,566

Rebate Expenditures:	91,610
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	91,610

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	6,956	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 1,722,115**

Urban Renewal Area Data Collection

Local Government Name: CLAYTON COUNTY (22)
 Urban Renewal Area: BURKE URBAN RENEWAL
 UR Area Number: 22017
 UR Area Creation Date: 11/2002
 UR Area Purpose: Assist in housing development to provide housing to low & moderate income families; to promote economic growth;

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MENDON TWP/MFL-MARMAC SCH/BURKE TIF INCREM	22138	22139	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,543,599	221,452	0	0	-14,816	5,750,235	0	5,750,235
Taxable	0	3,089,644	199,307	0	0	-14,816	3,274,135	0	3,274,135
Homestead Credits									20

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:

0

0

Amount of 07-01-2015 Cash Balance Restricted for LMI

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:

0

0

Amount of 06-30-2016 Cash Balance Restricted for LMI

Projects For BURKE URBAN RENEWAL

Diamond Eagle Village-Burke Construction

Description:	Development agreement payments to Burke Construction
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For BURKE URBAN RENEWAL

Developer Agreement Payments

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/13/2002
FY of Last Payment:	2014

Rebates For **BURKE URBAN RENEWAL**

30001 Hwy 18; McGregor, IA

TIF Expenditure Amount:	0
Rebate Paid To:	Burke Construction Co.
Tied To Debt:	Developer Agreement Payments
Tied To Project:	Diamond Eagle Village-Burke Construction
Projected Final FY of Rebate:	2014

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

TIF Taxing District Data Collection

Local Government Name: CLAYTON COUNTY (22)
 Urban Renewal Area: BURKE URBAN RENEWAL (22017)
 TIF Taxing District Name: MENDON TWP/MFL-MARMAC SCH/BURKE TIF INCREM
 TIF Taxing District Inc. Number: 22139
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2002

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,543,599	221,452	0	0	-14,816	5,750,235	0	5,750,235
Taxable	0	3,089,644	199,307	0	0	-14,816	3,274,135	0	3,274,135
Homestead Credits									20

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	555,933	3,274,135	0	3,274,135	83,985

FY 2016 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: CLAYTON COUNTY (22)
 Urban Renewal Area: RIVER BLUFFS URBAN RENEWAL
 UR Area Number: 22021

UR Area Creation Date: 08/2003

UR Area Purpose: Economic development-build
 Hotel, Waterpark, Assisted Living
 Center, Golf Course, Residential
 Lots

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
GIARD TWP/MFL-MARMAC SCH/RIVER BLUFFS TIF INCREM	22142	22143	46,144
MENDON TWP/MFL-MARMAC SCH/RIVER BLUFFS TIF INCREM	22144	22145	224,807

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	606,127	0	0	0	0	0	606,127	0	606,127
Taxable	270,951	0	0	0	0	0	270,951	0	270,951
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: 0 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue:	6,956
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	6,956

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: 6,956 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For RIVER BLUFFS URBAN RENEWAL

Advance loan to pay legal fees

Description:	Payment on county's advance loan
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For RIVER BLUFFS URBAN RENEWAL

Advance loan for legal fees

Debt/Obligation Type:	Internal Loans
Principal:	47,288
Interest:	0
Total:	47,288
Annual Appropriation?:	No
Date Incurred:	11/09/2005
FY of Last Payment:	2027

Rebates For RIVER BLUFFS URBAN RENEWAL

28600 Hwy 18; McGregor, IA

TIF Expenditure Amount:	0
Rebate Paid To:	Clayton County General Fund
Tied To Debt:	Advance loan for legal fees
Tied To Project:	Advance loan to pay legal fees
Projected Final FY of Rebate:	2027

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

TIF Taxing District Data Collection

Local Government Name: CLAYTON COUNTY (22)
 Urban Renewal Area: RIVER BLUFFS URBAN RENEWAL (22021)
 TIF Taxing District Name: GIARD TWP/MFL-MARMAC SCH/RIVER BLUFFS TIF INCREM
 TIF Taxing District Inc. Number: 22143
 TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2003

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	103,225	0	0	0	0	0	103,225	0	103,225
Taxable	46,144	0	0	0	0	0	46,144	0	46,144
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	39,511	46,144	46,144	0	0

FY 2016 TIF Revenue Received: 1,187

TIF Taxing District Data Collection

Local Government Name: CLAYTON COUNTY (22)
 Urban Renewal Area: RIVER BLUFFS URBAN RENEWAL (22021)
 TIF Taxing District Name: MENDON TWP/MFL-MARMAC SCH/RIVER BLUFFS TIF INCREM
 TIF Taxing District Inc. Number: 22145
 TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2003

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	502,902	0	0	0	0	0	502,902	0	502,902
Taxable	224,807	0	0	0	0	0	224,807	0	224,807
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	238,000	224,807	224,807	0	0

FY 2016 TIF Revenue Received: 5,769

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Urban Renewal Area Data Collection

Local Government Name: CLAYTON COUNTY (22)
 Urban Renewal Area: CLAYTON COUNTY RECYCLING URBAN RENEWAL
 UR Area Number: 22022

UR Area Creation Date: 04/2006

UR Area Purpose: Stimulate private investment;
 enhance quality of life by creating
 jobs; stabilize & strengthen
 economic base; provide
 infrastructure for industrial
 development

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MONONA TWP/MFL-MARMAC SCH/CLAYTON COUNTY RECYCLING TIF INCREM	22146	22147	414,851

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	671,859	0	0	0	671,859	0	671,859
Taxable	0	0	604,673	0	0	0	604,673	0	604,673
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance
as of 07-01-2015:**

0

0

**Amount of 07-01-2015 Cash Balance
Restricted for LMI**

TIF Revenue: 10,642
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 10,642

Rebate Expenditures: 10,642
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 10,642

**TIF Sp. Rev. Fund Cash Balance
as of 06-30-2016:**

0

0

**Amount of 06-30-2016 Cash Balance
Restricted for LMI**

Projects For CLAYTON COUNTY RECYCLING URBAN RENEWAL

Clayton Co. Recycling Development Agreement

Description:	Payments on Development Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CLAYTON COUNTY RECYCLING URBAN RENEWAL

Development Agreement payments

Debt/Obligation Type:	Rebates
Principal:	170,267
Interest:	0
Total:	170,267
Annual Appropriation?:	No
Date Incurred:	04/26/2006
FY of Last Payment:	2017

Rebates For CLAYTON COUNTY RECYCLING URBAN RENEWAL

11645 Echo Ave; Monona, IA

TIF Expenditure Amount:	10,642
Rebate Paid To:	Clayton Co. Recycling, Inc.
Tied To Debt:	Development Agreement payments
Tied To Project:	Clayton Co. Recycling Development Agreement
Projected Final FY of Rebate:	2017

Jobs For CLAYTON COUNTY RECYCLING URBAN RENEWAL

Project:	Clayton Co. Recycling Development Agreement
Company Name:	Clayton Co. Recycling, Inc.
Date Agreement Began:	04/26/2006
Date Agreement Ends:	06/30/2017
Number of Jobs Created or Retained:	6
Total Annual Wages of Required Jobs:	124,800
Total Estimated Private Capital Investment:	2,000,000
Total Estimated Cost of Public Infrastructure:	0

TIF Taxing District Data Collection

Local Government Name: CLAYTON COUNTY (22)
 Urban Renewal Area: CLAYTON COUNTY RECYCLING URBAN RENEWAL (22022)
 TIF Taxing District Name: MONONA TWP/MFL-MARMAC SCH/CLAYTON COUNTY RECYCLING TIF INCREM
 TIF Taxing District Inc. Number: 22147
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2017

	UR Designation
Slum	No
Blighted	No
Economic Development	04/2006

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	671,859	0	0	0	671,859	0	671,859
Taxable	0	0	604,673	0	0	0	604,673	0	604,673
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	257,008	414,851	414,851	0	0

FY 2016 TIF Revenue Received: 10,642

Urban Renewal Area Data Collection

Local Government Name: CLAYTON COUNTY (22)
 Urban Renewal Area: PATTISON SANDS URBAN RENEWAL
 UR Area Number: 22026

UR Area Creation Date: 04/2006

UR Area Purpose: Industrial & Commercial
 development to facilitate growth &
 development of county economic
 base

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CLAYTON TWP/CLAYTON RIDGE SCH/PATTISON SANDS TIF INCREM	22154	22155	3,754,515

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	87,982	0	3,333,501	4,632,566	0	0	8,054,049	0	8,054,049
Taxable	39,329	0	3,000,151	4,169,312	0	0	7,208,792	0	7,208,792
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance
 as of 07-01-2015:**

0

0

**Amount of 07-01-2015 Cash Balance
 Restricted for LMI**

TIF Revenue: 80,968

TIF Sp. Revenue Fund Interest: 0

Property Tax Replacement Claims: 0

Asset Sales & Loan Repayments: 0

Total Revenue: 80,968

Rebate Expenditures: 80,968

Non-Rebate Expenditures: 0

Returned to County Treasurer: 0

Total Expenditures: 80,968

**TIF Sp. Rev. Fund Cash Balance
 as of 06-30-2016:**

0

0

**Amount of 06-30-2016 Cash Balance
 Restricted for LMI**

Projects For PATTISON SANDS URBAN RENEWAL

Pattison Sand Company Development Agreement

Description:	Payments to Pattison Sand Company on Development Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For PATTISON SANDS URBAN RENEWAL

Pattison Sand Co. Development Agreement

Debt/Obligation Type:	Rebates
Principal:	1,603,126
Interest:	0
Total:	1,603,126
Annual Appropriation?:	No
Date Incurred:	04/26/2006
FY of Last Payment:	2016

Rebates For PATTISON SANDS URBAN RENEWAL

701 1st St; Clayton, IA

TIF Expenditure Amount:	80,968
Rebate Paid To:	Pattison Sand Co., LLC
Tied To Debt:	Pattison Sand Co. Development Agreement
Tied To Project:	Pattison Sand Company Development Agreement
Projected Final FY of Rebate:	2016

Jobs For PATTISON SANDS URBAN RENEWAL

Project:	Pattison Sand Company Development Agreement
Company Name:	Pattison Sand Company, LLC
Date Agreement Began:	04/26/2006
Date Agreement Ends:	06/30/2016
Number of Jobs Created or Retained:	10
Total Annual Wages of Required Jobs:	208,000
Total Estimated Private Capital Investment:	15,000,000
Total Estimated Cost of Public Infrastructure:	0

TIF Taxing District Data Collection

Local Government Name: CLAYTON COUNTY (22)
 Urban Renewal Area: PATTISON SANDS URBAN RENEWAL (22026)
 TIF Taxing District Name: CLAYTON TWP/CLAYTON RIDGE SCH/PATTISON SANDS TIF INCREM
 TIF Taxing District Inc. Number: 22155
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2016

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2006

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	87,982	0	3,333,501	4,632,566	0	0	8,054,049	0	8,054,049
Taxable	39,329	0	3,000,151	4,169,312	0	0	7,208,792	0	7,208,792
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	3,048,006	5,006,043	3,754,515	1,251,528	26,990

FY 2016 TIF Revenue Received: 80,968